

Board/Commission Action on Proposed Affordable Housing Incentive Task Force Ordinance					
Late Backup					
with regard to Central Business District/Downtown Mixed Use Areas					
Proposed Ordinance	Community Development Commission 1/08/08	Planning Commission 1/15/08	Design Commission 12/19/07 and 1/28/08	Affordable Housing Incentives Task Force 1/18/08	Downtown 1/30/08
Participation in the Density Bonus Program: Current draft ordinance does not include Great Streets or compliance with Downtown Design Guidelines			In order to participate in the Interim Density Bonus Program, an applicant would need to provide the baseline of Great Streets and substantial compliance with the Design Guidelines. This substantial compliance would be reviewed by the Design Commission with reasonableness in circumstances applied to each individual project	Support Design Commission Recommendations	Support Design Commission Recommendations
Fee-in-lieu: Current draft ordinance applies to development that contains all or a portion of residential uses in the building \$10 sq ft of gross floor area that exceeds FAR	Include a per square foot fee of \$10 for commercial development or as determined by a commercial mitigation nexus study	Examine recent data of Downtown Plan to verify or change fee-in-lieu value, Consider indexing the fee to a cost of living indicator, Report fee value to Council annually, Bring about congruence with Downtown Plan, Design Commission Density Bonus, VMU and the AHITF recommendations to ensure initiatives do not conflict	Apply to all development including 100% commercial. All new residential and mixed-use projects requesting an increase in the floor to area ratio (FAR) limitation may opt to pay \$10 for each square foot of gross floor area that exceeds the FAR. Commercial-only buildings must pay the fee. Fee-in-lieu should be indexed to a cost of living indicator and the fee-in-lieu-of value reported annually to City Council	Support Design Commission Recommendations	Support Design Commission Recommendations

